



# ADDENDUM TO RESIDENTIAL PURCHASE OR LEASE AGREEMENT

**THIS IS INTENDED TO BE A LEGALLY BINDING DOCUMENT - READ IT CAREFULLY**

The following terms and conditions are incorporated in, and made a part of, the Residential Purchase Agreement dated 2443 Sweetwood St Simi Valley Ca 93063 on the property known as \_\_\_\_\_ (the "Property") in which \_\_\_\_\_ is referred to as Buyer and Rpms Family Trust is referred to as Seller.

1. **Roof Inspection:** Buyer herein acknowledges that Broker(s) are not licensed roofers. Roofing may leak for various reasons, including, but not limited to, damage, age, disrepair, wind, rain, sun and other elements, improper maintenance or construction. Buyer is advised to obtain a professional roof inspection, at Buyer's expense, in conjunction with Buyer's physical investigation contingency period.
2. **Earthquake Disclosure:** Southern California has experienced various earthquakes in the past. Damage caused by an earthquake may not be discoverable by Buyer's or Brokers' visual inspection. Thus, inspection by licensed, qualified professionals is strongly recommended to determine the structural integrity and safety of all structures and improvements to the Property. If the Property is a condominium (or a unit in some other common interest subdivision), Buyer is advised to contact the homeowners' association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. In light of the potential for more earthquakes in the future, Buyer should consider obtaining earthquake insurance.
3. **Landfill Disclosure:** Buyer is advised that the Property may be in the vicinity of a landfill site. Buyer agrees to make own investigation of this fact and its effect, if any, on the value and the Buyer's use and enjoyment of the Property.
4. **Future Development, Land Use, Neighborhood Conditions:** Buyer is aware that the Property may be affected by future development of property in the neighborhood or surrounding areas and that the Property may be subject to building and development restrictions and conditions. Buyer agrees to investigate such matters with appropriate government agencies. Buyer also agrees to fully investigate neighborhood and other conditions affecting the Property including, without limitations, whether or not the Property may be designated a historical landmark or may be located in a specified protected historical conservancy area (which could place limitations and restrictions on the potential remodeling or development of the Property), the proximity of hospitals and fire protection services, and any other conditions which may affect the use or enjoyment of the Property by Buyer. Buyer agrees that Seller and Broker(s) make no representation as to the preservation of existing/future views, and the present/future views may be affected by future development/construction/alteration of neighboring property, the growth of trees, shrubs and vegetation and other impairments. Buyer is also advised that the traffic in the neighborhood may be heavier during commuter hours especially on streets considered "cut through" streets. It is recommended that Buyer thoroughly investigate and familiarize himself or herself with the traffic patterns in the area, as well as the noise generated by traffic and other sources of noise. Buyer is advised to consult with appropriate government agencies and shall rely solely upon Buyer's own investigation to determine neighborhood conditions, future development or planning and its potential impact on the Property.
5. **Flooring Disclosure:** Neither Seller nor Broker make any representation or guarantee as to the type or condition of the flooring located underneath existing carpeting or other floor covering, except as may be noted in writing by Seller. Buyer is advised to do an independent investigation of the flooring during Buyer's physical inspection period, if this is an important factor to Buyer. Buyer understands that any investigation of the flooring must be done in a manner that will not damage the existing floor covering. Seller is required to disclose any adverse conditions regarding flooring underneath the existing floor covering that are known to Seller, however, Buyer understands that Seller is NOT responsible for damaged flooring underneath existing floor covering unless Seller was aware of such condition. If Buyer is informed that "hardwood floors" exist at Property, Buyer understands that this is NOT a representation or guarantee that all flooring is hardwood and is not a representation or guarantee as to the condition of said flooring.
7. **Rented Equipment:** If Seller has a Solar System, Water Softening Device, Burglar Alarm System, or Satellite Dish installed on the property, Buyer should investigate with Seller the status of the ownership or rental of these units. Units rented to the seller will not be transferred to the Buyer without Buyer making a separate rental agreement with the various rental companies involved.
8. **Pest Control Reports:** In the event that Seller obtains more than one Pest Control report pursuant to the current sale of Property, Seller is required to provide copies of all such reports to Buyer. Seller's ability to comply with the Pest Control provisions of the Purchase Contract may be impacted by the existence of any discrepancies contained within said reports. Buyer is aware that the Structural Pest Control Report deals with wood destroying pests (termites) and does not apply to the presence or absence of rodents, animals, insects, or any other such "pests". Information contained in a wood/pest report is beyond the scope of knowledge of the seller, agent or broker. Receipt of the wood/pest report insulates the seller, broker and agent from any liability concerning said reports.

Buyer and Seller acknowledge receipt of this page, which constitutes Page 1 of 3 Pages of this Addendum.

Buyer/Tenant Initials \_\_\_\_\_

Seller/Landlord Initials RS CTS

9. **Sale Contingency/Disapproval:** This sale is contingent upon Buyer's independent investigation and approval of all items listed in this addendum, within the same number of days from acceptance of offer and in the same manner as agreed to between Buyer and Seller in the Agreement for the physical investigation contingency, if any.
10. **Death on Property:** Buyer and Seller are aware of California Civil Code Section 1710.2 that requires the seller to disclose a death that occurred at Property within three years of Purchase Contract date, and further requires Seller to disclose a death occurring beyond three years of the Purchase Contract date, if Buyer makes a direct Inquiry of Seller regarding same. Notwithstanding the above, pursuant to said code section, an occupant's affiliation with, or death related to the aids virus, is not considered a material fact requiring disclosure.
11. **Purchase or sale by One Spouse:** If one spouse is purchasing or selling the Property as his or her sole and separate property, the other spouse may be required to Sign appropriate documentation as required by the title company, or the other party to the transaction may not have the ability to close.
12. **Lender Information:** Seller agent is authorized to contact Buyer's lender regarding progress of loan. Buyer instructs buying agent to provide seller agent with name and telephone number upon request.
13. **California Fair Plan Insurance:** Buyer is aware certain hillside and brush area properties may require California Fair Plan Insurance (CFP) Coverage. Buyer should allow approximately 4 weeks for processing of this insurance application. Buyer is advised that the cost of CFP insurance may be greater than the cost of conventional insurance and coverage may be limited.
14. **Value:** Buyer and Seller acknowledge and agree that while Broker(s) often provide information regarding comparable property value, the value of the property is subjective and any such information is not a Broker(s) guarantee the current market value of the Property. Further, Broker(s) make no representation of any kind as to the future value of said property.
15. **Escrow Process Complexity:** The Purchase Agreement indicates a specific closing date, however, the complexity of a real estate transaction may necessitate an extension of this closing date. Any such extension must be in writing signed by Buyer and Seller. In addition, California law may, in some circumstances, permit a reasonable period of time beyond the date set for close of escrow for one or the other party to comply with the terms of escrow and sale beyond the control of the parties. Due to these possibilities, it is suggested that Buyer and Seller remain as flexible as possible with regard to all plans based on the exact closing date.
16. **Rent Control:** Effective Jan 1 2020, the State of California passed legislation (AB 1482) which establishes a Statewide Rent Cap and Just Cause Eviction Law. This legislation may impact certain properties within cities and counties that are not covered by a Rent stabilization Ordinance. Buyers and Sellers are advised to review said legislation and consult with their own real estate attorney as to any impact said legislation may have on the subject property.
17. **Mandatory Government Retrofit Items:**
  - a) **Smoke Detector/Water Heater Compliance:** Buyer and Seller are aware of California Health & Safety Code Sections 13113.8(b) and 19211 requiring Sellers of real property to provide buyer with a written statement indicating that the Property is in compliance with the applicable local ordinance regarding installation of smoke detectors and water heater bracing, anchoring or strapping.
  - b) **Carbon Monoxide Detector:** As of July 1, 2011, state law requires that Carbon Monoxide Detectors are required for all single family dwellings if there are fuel burning appliances in the dwelling and/or the dwelling has an attached garage. All other dwelling/sleeping units must have Carbon Monoxide Detectors installed by January 1, 2013.
  - c) **Low flow fixtures may be locally required retrofit ordinances.**
18. **Square Footage:** Buyer has been advised that it is in Buyer's best interest and RE/MAX ONE ("Broker") strongly recommends, that Buyer measure the entire property to personally certify the accuracy of the square footage of the land and improvements that may be advertised, marketed or disclosed by the Broker, Seller, Tax Assessors' Office or any other entity. Buyer agrees that Broker or Seller do not warrant or guarantee or make any representation concerning the accuracy of the stated or advertised square footage of the subject property, as it is obtained from sources deemed to be reliable but not guaranteed.
19. **Permits and Governmental Restrictions on the Condition and Use of Property:** All real property is subject to various governmental restrictions and conditions concerning the use, occupancy and construction on the property. These include, but are not limited to zoning, permits and certificates relating to the use of this property, construction on the property and the repair, alteration and remodeling of the property. References are often made in sales disclosures and in marketing materials related to items such as permits, permitted uses and potential uses. These disclosures generally are from the seller(s) of the property, but may also be contained in marketing and disclosure materials prepared by the broker(s). The buyer should not under any circumstances rely on any such information from the seller(s) or broker(s) without first verifying such information through reliable sources with appropriate credentials to verify such information. Broker(s) do not, and Seller(s) often do not, have the qualifications to analyze these governmental restrictions and make no representations concerning these matters.
20. **Broker(s) Responsibilities:** Buyer and Seller acknowledge and agree Broker(s) are not responsible for Buyer's and Seller's performance of the terms and conditions contained in this purchase agreement, including all addenda, and Broker(s) are not responsible for, and are not a guarantor of the condition of the property.

**Buyer and Seller acknowledge receipt of this page, which constitutes Page 2 of 3 Pages of this Addendum.**

Buyer/Tenant Initials \_\_\_\_\_

Seller/Landlord Initials

RS CTS

- 21. At the close of escrow of Property, Buyer shall be responsible for the payment of a Administrative Fee to the Buyer's Broker (should it be RE/MAX One) in the amount of \$\_\_\_\_\_ as compensation to said Broker. Said amount shall be payable only if Property closes escrow. Nothing in this paragraph shall be construed to alter any such amounts owing from Seller to Seller's Broker pursuant to Seller's Listing Agreement or other written arrangement with Seller's Broker.
- 22. **Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Seller and Broker (real estate commissions include all compensation and fees to Broker).**
- 23.  (Check if applicable) Selection of Service Providers: All parties are aware that Broker(s) have a financial interest in Buyer and Seller are not obligated to use said service(s). (Broker(s) are advised that they are required to provide Buyer and Seller with the appropriate Affiliated Business Arrangement disclosure form pursuant to RESPA guidelines with regard to any services referenced in this paragraph).
- 24. Local Disclosures and Advisories (if checked):
  - A. \_\_\_\_\_
  - B. \_\_\_\_\_
  - C. \_\_\_\_\_
  - D. \_\_\_\_\_

Buyer and Seller are encouraged to read all pages of the Addendum and Advisory carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of all pages to the Addendum and Advisories.

DATE	BUYER/TENANT	BUYER/TENANT
------	--------------	--------------

DATE	BUYER/TENANT	BUYER/TENANT
------	--------------	--------------

8/30/2021	DocuSigned by: 	BUYER/TENANT
DATE	SELLER/LANDLORD	SELLER/LANDLORD

8/30/2021	DocuSigned by: Christina Tapia Scordia	SELLER/LANDLORD
DATE	SELLER/LANDLORD	SELLER/LANDLORD

Buyer and Seller acknowledge receipt of this page, which constitutes Page 3 of 3 Pages of this Addendum. Rev. 03/20



## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

2443 Sweetwood St Simi Valley Ca 93063

To: Consumer  
From: RE/MAX One, Inc.

Property Address: \_\_\_\_\_

Thank you for contacting us, your local RE/MAX One, Inc. (hereinafter Broker), in connection with the purchase or sale of a home or other property. This is to give you notice that Broker has a business relationship with the companies listed in this Statement, in that some of the companies are wholly or partially owned by Broker. Because of these relationships, the referral of business to these companies may provide us or other related parties noted herein a financial or other benefit. We will not be paid a referral fee as a result of any referral to the non-real estate brokerage companies.

In connection with providing real estate brokerage services, Broker may receive a commission or a cooperative brokerage referral fee for a referral to another real estate brokerage company (which is typical in the real estate brokerage industry); however, this will not affect the amount you pay to purchase or sell a property.

We have set forth below the full range of services that these companies provide, along with an estimate of the range of charges generally made for these services. You are NOT required to use the listed companies as a condition of the purchase or sale of your property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICE AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	HUD-1 DESCRIPTION/LINE DESIGNATION	ESTIMATE OR RANGE OF CHARGES GENERALLY MADE BY PROVIDER
<b>Landmark Escrow Inc.</b> Expert handling of all details in transferring the property in accordance with the real estate contract.	Settlement/escrow (1101) on: \$100,000 home \$250,000 home \$500,000 home Documentation preparation/processing fee	\$500 - \$700 \$800 - \$1,100 \$1,300 - \$1,600 \$0 - \$500
<b>American Independent Escrow, Inc.</b>	Settlement/escrow (1101) on: \$100,000 home \$250,000 home \$500,000 home Documentation preparation/processing fee	\$500 - \$700 \$800 - \$1,100 \$1,300 - \$1,600 \$0 - \$500
<b>Remax One Escrow Division</b> is a non-independent Broker Escrow DRE #0965994 owned by Remax One (Broker). The referral of business to Remax One Escrow Division may benefit Broker with a financial benefit.	Settlement/escrow (1101) on: \$100,000 home \$250,000 home \$500,000 home Documentation preparation/processing fee	\$500 - \$700 \$800 - \$1,100 \$1,300 - \$1,600 \$0 - \$500
<b>Chase Financial Corp.</b> Provide a full range residential first mortgage loan products and services.	Loan origination fee (801) Loan discount fee/point (802) Application fee (800 Series)	0 - 2% of loan amount 0 - 5% of loan amount <sup>1</sup> \$0 - \$400 <sup>2</sup>
<b>Lend To America, Inc.</b> Provide Conventional & FHA financing for residential buyers.	801 - Origination charge 802 - Credit or charge for specific rage 803 - Adjusted Origination charge 804-809 - Third party loan related fees (ie: Appraisal, Credit Report)	0 - 4% of loan amount 0 - 4% of loan amount 0 - 4% of loan amount \$0 - \$1500
<b>CSMC Mortgage</b>	801 - Origination charge 802 - Credit or charge for specific rage 803 - Adjusted Origination charge 804-809 - Third party loan related fees (ie: Appraisal, Credit Report)	0 - 4% of loan amount 0 - 4% of loan amount 0 - 4% of loan amount \$0 - \$1500
<b>American Pacific Mortgage / Vault Mortgage Group</b>	801 - Origination charge 802 - Credit or charge for specific rage 803 - Adjusted Origination charge 804-809 - Third party loan related fees (ie: Appraisal, Credit Report)	0 - 4% of loan amount 0 - 4% of loan amount 0 - 4% of loan amount \$0 - \$1500

**NOTES:** (1) The loan discount fee/points are affected by the note rate. Depending upon market conditions, the loan discount fee/points may be higher to adjust for below-market rates.  
(2) There are other charges imposed in connection with mortgage loans. If you apply to either of this company for a loan, you will receive additional information regarding anticipated charges.

I/We have received the Affiliated Business Arrangement Disclosure Statement from Broker and understood that Broker may refer me/us to the other settlement service providers and they may also refer me/us to the settlement service providers listed in this Statement. Broker or its affiliate(s) may receive a financial or other benefit as the result of that referral.

**Acknowledgment of Receipt:**

Buyer \_\_\_\_\_  
Date \_\_\_\_\_

DocuSigned by:  
Buyer

DocuSigned by:  
Seller  
Christina Tapia Scordia  
8443A6FDD1AF4C5...

Date \_\_\_\_\_  
Date 8/30/2021  
Date 8/30/2021  
Date \_\_\_\_\_

- Office (check one):
- 11141 Tampa Ave, Northridge, CA 91326
  - 1717 Simi Town Center Way #7, Simi Valley, CA 93065
  - 199 E. Thousand Oaks Blvd #202, Thousand Oaks, CA 91360
  - 28410 Old Town Front St #101, Temecula, CA 92590
  - 12341 Newport Ave, #A100, North Tustin, CA 92663

- 30699 Russell Ranch Rd #100, Westlake Village, CA 91366
- 2320 Tapo Street, Simi Valley, CA 93065
- 707 N Maclay Ave, San Fernando, CA 91340
- 302 Glenneyre St, Laguna Beach, CA 92651

- 6355 Topanga Canyon Bl #100, Woodland Hills, CA 91367
- 484 E Los Angeles Ave, Moorpark, CA 93021
- 23580 Sunnymead Blvd, Moreno Valley, CA 92553
- 3471 Via Lido, #207, Newport Beach, CA 92663

OFFICE USE ONLY

Reviewed by Broker or Designee \_\_\_\_\_ Date \_\_\_\_\_



CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. one

The following terms and conditions are hereby incorporated in and made a part of the: [ ] Purchase Agreement, [ ] Residential Lease or Month-to-Month Rental Agreement, [ ] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [X] Other RLA(residential listing agreement), RPA(residential purchase agreement), dated \_\_\_\_\_, on property known as 2443 Sweetwood St Simi Valley, CA 93063

in which \_\_\_\_\_ is referred to as ("Buyer/Tenant") and Rpms Living Trust, Rpms Living Trust is referred to as ("Seller/Landlord").

INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA: Buyer and Seller are advised that Broker may employ a service to provide a "virtual tour" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. Neither the service provider nor Brokers have control over who will obtain access to such services or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the Internet on individual or commercial websites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies. Broker will not investigate any such sites, blogs, social media or other Internet sites or representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Brokers have no control over how long the information concerning the Property will be available on the Internet or through social media. Brokers do not have the expertise in this area. Both Buyers and Sellers acknowledge that RE/MAX ONE and its agents, including but not limited to Larry Watson and his staff will not attempt to remove any information of any property from the Internet or social media platform at anytime.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date \_\_\_\_\_

Date 8/30/2021

Buyer/Tenant \_\_\_\_\_

Seller/Landlord

DocuSigned by:

[Signature] Rpms Living Trust

Buyer/Tenant \_\_\_\_\_

Seller/Landlord

Christina Tapia Scordia Rpms Living Trust

© 1986-2015, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)

